

Minutes
Historic District Commission Meeting
Monday, March 17, 2014
Town Hall Meeting Room, Old Town Road
7:00 pm

Present: Members: Chair William Penn, Douglas Gilpin, Michael Ballard, Claire McQueeney, and Mark Vaillancourt. **Absent:** Dennis Riordan and Vice Chair Martha Ball. Teresa Chmiel, Administrative Assistant was present for the recording of the minutes.

Call to Order

Chair William Penn called the meeting to order at 7:00 pm.

Matters from the Public not on the Agenda

No public comment at this time.

Approval of Minutes

Mr. Gilpin made a motion seconded by Mr. Vaillancourt to approval the minutes of October 21, 2013 and February 27, 2014 as presented.

5 Ayes (Penn, McQueeney, Gilpin, Ballard, and Vaillancourt)
2 Absent (Ball and Ballard)

0 Nays

Sign Application:

James Brouillard. Plat 6, Lot 31. Application by Offshore Property to install new signs.

Susan Black, business owner of Offshore Property presented. Ms. Black explained the sign on the porch rail will be moved to the east side of the building as presented in the submitted drawing. A new sign “The Spartan” will be located on the upper level. She explained the historic significance of the building was built using wood from the shipwreck “Spartan”. The third proposed sign will be located 8’ above the deck on the front elevation. The Commission accepted the font, colors, locations, and dimensions of the signs as submitted in the application.

Mr. Penn made a motion seconded by Mr. Ballard to approve the signage for the building the Spartan, Plat 6, Lot 31 based on the following findings of fact:

- The building is located within the Historic District;
- The approval for the proposed signage will be for two (2) signs on the front elevation “Spartan” and “Offshore Property”;
- The approval for an existing sign will be relocated to the east side;

- The total area of the proposed signage is less than the maximum allowable number of square feet permitted, as required under Section 504(C)(2) of the Zoning Ordinance; and
- The proposed signage meets the requirements under Section 504 of the Zoning Ordinance.

5 Ayes (Penn, McQueeney, Gilpin, Ballard, and Vaillancourt)

0 Nays

2 Absent (Ball and Ballard)

Preliminary Review:

Scot V. Hallberg. Plat 6, Lot 6. Application by Sweenor Builders, Inc. to remove existing foundation, construct new 28' x 36' 4 bedroom, mansard roof house with porches.

Norris Pike, Design Build, Jeff Sweenor, Sweenor Builders, Inc., and Scot Hallberg, owner presented. Mr. Pike presented a new design for a mansard roof style house with porches. He discussed the proposed changes and stipulated to the following:

- The owner is willing to abandon the existing foundation; thereby
- The owner is proposing to move the foundation forward.
- The application presented is for preliminary review of siting and massing.
- The proposed structure will be lowered approximately six (6') compared to the previously submitted proposal.
- The proposed design is more in keeping within the Historic District; as
- The Calico Hill Cottage will be a mansard roof with gambrel dormers.
- The applicants will return next month with final detail.

Mr. Pike and the Commission thanked Mr. Sweenor and Mr. Hallberg on the commendably of shifting gears on this project.

Mr. Gilpin made a motion seconded by Ms. McQueeney to approve the preliminary review of Plat 6, Lot 6 for a new structure based on the following findings of fact:

- The approval is for Preliminary Review for new structure within the Historic District;
- The present concrete foundation will be removed;
- The new structure will be six (6') feet to seven (7') feet lower than the prior submittal;
- The new siting will slide about ten (10') feet to the northwest;
- The applicant submitted an updated site plan and cross section, and floor plans, and exterior elevations;
- The applicant will submit final details in a set of final plans; and
- The Commission appreciates the owner, designer, builder, and neighbors agreement to work together to produce a successful design.

5 Ayes (Penn, McQueeney, Gilpin, Ballard, and Vaillancourt)

0 Nays

2 Absent (Ball and Ballard)

Final Review:

Interstate Nav. Plat 6, Lot 151. Application by Howell Conant to replace existing deteriorated fence.

Howell Conant, Facility Manager for Interstate Nav presented. Mr. Conant explained several years ago a wooden split rail fence was installed along the east property line between the Town Dock and Ballards. The horizontal bar is used as a ladder to climb over the fence and easily becomes destroyed, he wishes to replace for security reasons. He is proposing a four (4') foot high black chain-link vinyl fence. The dark colored fence tends to become invisible and the height and style will meet the safety issues. Mr. Gilpin referenced the Historic District Commission, Procedure and Standards Guidebook, page 24, Fences: "Concrete walls and chain-link fences are discouraged. When used, they must be screened with dense landscaping." Mr. Gilpin acknowledged the split rail is not as durable as the proposed fence, vinyl material tends to disappear, and this parking lot is non-contributing to the historical significance of the district.

Mr. Ballard was in agreement with Mr. Gilpin. Mr. Penn acknowledged the fencing fits in with the same type of fencing used on the dock as presented in the photographs.

Mr. Gilpin made a motion seconded by Ms. McQueeny to approve Plat 6, Lot 151 for Interstate Nav for approval to replace a fence based on the following findings of fact:

- The property is located within the Historic District;
- The approval to replace the existing deteriorated split rail/chain link fence with a proposed four (4') foot high black nylon covered chain link;
- This is the same material used on the present dock;
- Replacement to discourage climbing over or on the split rail fence. A Block Island board fence would also be prone to climbing/crossing; and
- The approval is specific only to this parking lot due to the commercial and utilitarian location.

5 Ayes (Penn, McQueeny, Gilpin, Ballard, and Vaillancourt)
2 Absent (Ball and Ballard)

0 Nays

Island Marine Corp. Plat 5, Lot 66. Ratify the modification of the awning at Dead Eye Dick's.

The Commission is in receipt of an email dated Monday, March 3, 2014 from Jessica Wronowski regarding the replacement of the awning at Dead Eye Dick's. The email states "the structure will be the same (just reinforced), with the following changes: add drop down sides and change the awning color." Mr. Penn and Ms. Ball agreed the request for the drop down sides is a minor change to the exterior.

Ms. McQueeny made a motion seconded by Mr. Gilpin for ratification on the decision by Mr. Penn and Ms. Ball for Plat 5, Lot 66, Island Marine Corp to modify the awning.

Correspondence

Receipt of a letter dated January 23, 2014 from Virginia Hesse, Historical Preservation & Heritage Commission to Glen Fontecchio re: Spring House Historic Preservation Easement and Condensing Units.

The Commission is in receipt of a letter dated January 23, 2014 from Virginia Hesse, Historical Preservation & Heritage Commission to Glen Fontecchio re: Spring House Historic Preservation Easement and Condensing Units. (See Attached)

David Houseman, General Manager for the Springhouse was present. Mr. Houseman submitted photographs of existing condensing units; as well as, markup photographs of approved placement of the units.

The second item she addressed is a seasonal tent which was approved by the New Shoreham Historic District Commission. Ms. Hesse proposed a smaller tent measuring 34 square, she stipulated the structure was temporary and must be removed entirely (including the metal frame) to the ground in the off-season.

The Commission deferred action on both items and asked the applicant to submit new applications.

Old Business

Update on Sign Enforcement Plan.

No information was available. Mr. Penn asked Terri Chmiel to draft a memo for his signature addressed to the Town Council for an update on the sign enforcement plan.

Adjournment

Ms. McQueeny addressed the awning frame on the north deck of the Surf Hotel. She explained the frame sits outside rather than inside the porch railing. Her preference, on new applications using an awning frame, will be the consideration of the frame removal after each season.

Ms. McQueeny asked Mr. Penn to address the enforcement in a memo to Marc Tillson, Building Official of the unapproved Bellevue air conditioning units.

With no representation present from the Block Island Times, Mr. Gilpin volunteer to contact the editor and discuss the solution and how the successful outcome came to be on Calico Hill.

Mr. Gilpin made a motion seconded by Ms. McQueeny to adjourn the meeting at 7:55pm.

5 Ayes (Penn, McQueeny, Gilpin, Ballard, and Vaillancourt)

0 Nays

2 Absent (Ball and Ballard)

Respectfully submitted,

Teresa L. Chmiel, Administrative Assistant Building & Land Use Department

Approved: April 21, 2014